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BRIDGE33 CAPITAL CLOSES ON METRO CROSSING

COUNCIL BLUFFS, IA – June 21, 2021 – Bridge33 Capital has acquired Metro Crossing, a 310,130 square foot power center in Council Bluffs, IA. At sale, the property was 94% leased and is anchored by Hobby Lobby, Dick's Sporting Goods, TJ Maxx, PetSmart, Old Navy and Ulta. Target and Kohl's shadow-anchor the property.

Located at the intersection of Interstate 29, Interstate 80, and Highway 275, the dominant regional retail center services both residents in Omaha and much of southwestern Iowa.

Jahan Moslehi, Managing Principal and Co-Founder of Bridge33 Capital, said: "Highway accessibility and tremendous market draw makes Metro Crossing southwestern Iowa's premier shopping destination. Bridge33 plans to continue providing a world-class shopping experience and to seek out complementary retailers for our current tenancy."

About Bridge33 Capital LLC

Based in Seattle, Bridge33 Capital LLC is a vertically integrated real estate company focused on value-add investments. Since 2013, Bridge33 has acquired approximately 5.3 million square feet of retail and office properties in 19 states and has approximately \$660 million in assets under management. www.bridge33capital.com